

Account Number : 78710

Thursday August 8, 1996

POP-FACTS: FULL DATA REPORT
(CENSUS '90, UPDATES & PROJECTIONS)
BY NATIONAL DECISION SYSTEMS 800-866-6510
PREPARED FOR
MIMI DEVELOPMENT

HARRISON AVE AND RT 280
KEARNY, NJ

SITE: 430051
COORD:40:44.75 74:09.65

DESCRIPTION	25.0 MILE RADIUS	50.0 MILE RADIUS
POPULATION		
2001 PROJECTION	12304009	17089554
1996 ESTIMATE	12266594	16969680
1990 CENSUS	12159516	16687776
1980 CENSUS	11968578	16245591
GROWTH 1980 - 1990	1.60%	2.72%
HOUSEHOLDS		
2001 PROJECTION	4740559	6455182
1996 ESTIMATE	4678108	6339842
1990 CENSUS	4572077	6130781
1980 CENSUS	4502174	5891185
GROWTH 1980 - 1990	1.55%	4.07%
1996 ESTIMATED POPULATION BY RACE	12266594	16969680
WHITE	57.03%	64.65%
BLACK	26.81%	22.18%
ASIAN & PACIFIC ISLANDER	7.56%	6.41%
OTHER RACES	8.60%	6.76%
1996 ESTIMATED POPULATION HISPANIC ORIGIN	12266594 20.77%	16969680 16.86%
OCCUPIED UNITS	4572077	6130781
OWNER OCCUPIED	39.79%	48.75%
RENTER OCCUPIED	60.21%	51.25%
1990 PERSONS PER HOUSEHOLD	2.60	2.66
1996 ESTIMATED HOUSEHOLDS BY INCOME	4678108	6339842
\$150,000 +	7.17%	8.32%
\$100,000 TO \$149,999	8.32%	9.55%
\$ 75,000 TO \$ 99,999	10.07%	11.44%
\$ 50,000 TO \$ 74,999	18.97%	20.27%
\$ 35,000 TO \$ 49,999	14.60%	14.10%
\$ 25,000 TO \$ 34,999	11.30%	10.42%
\$ 15,000 TO \$ 24,999	11.22%	10.17%
\$ 5,000 TO \$ 14,999	12.99%	11.34%
UNDER \$5,000	5.35%	4.39%
1996 ESTIMATED AVERAGE HH INCOME	\$60,487	\$65,742
1996 ESTIMATED MEDIAN HH INCOME	\$44,391	\$49,560
1996 ESTIMATED PER CAPITA INCOME	\$23,506	\$25,023



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SITE: 430051
COORD:40:44.75 74:09.65

DESCRIPTION	25.0 MILE RADIUS	50.0 MILE RADIUS
1996 ESTIMATED POPULATION BY SEX	12266594	16969600
MALE	47.54%	47.87%
FEMALE	52.46%	52.13%
MARITAL STATUS	9849805	13496020
SINGLE MALE	17.85%	17.09%
SINGLE FEMALE	16.80%	15.71%
MARRIED	46.34%	49.32%
PREVIOUSLY MARRIED MALE	5.35%	5.03%
PREVIOUSLY MARRIED FEMALE	13.66%	12.84%
HOUSEHOLDS WITH CHILDREN	1483198	2055730
MARRIED COUPLE FAMILY	63.79%	68.97%
OTHER FAMILY - MALE HEAD	5.37%	4.79%
OTHER FAMILY - FEMALE HEAD	30.19%	25.60%
NON FAMILY	0.65%	0.64%
1996 ESTIMATED POPULATION BY AGE	12266594	16969600
UNDER 5 YEARS	7.10%	7.14%
5 TO 9 YEARS	6.48%	6.50%
10 TO 14 YEARS	6.44%	6.40%
15 TO 17 YEARS	3.73%	3.72%
18 TO 20 YEARS	3.45%	3.38%
21 TO 24 YEARS	5.12%	4.98%
25 TO 29 YEARS	7.87%	7.64%
30 TO 34 YEARS	8.66%	8.53%
35 TO 39 YEARS	8.32%	8.32%
40 TO 49 YEARS	15.09%	15.52%
50 TO 59 YEARS	10.29%	10.49%
60 TO 64 YEARS	3.94%	4.06%
65 TO 69 YEARS	3.86%	3.89%
70 TO 74 YEARS	3.53%	3.51%
75 + YEARS	6.12%	5.90%
MEDIAN AGE	35.70	36.02
AVERAGE AGE	37.18	37.23

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KEARNY, NJ

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COORD:40:44.75 74:09.65

DESCRIPTION	25.0 MILE RADIUS	50.0 MILE RADIUS
1996 EST. FEMALE POPULATION BY AGE	6435561	8846004
UNDER 5 YEARS	6.63%	6.70%
5 TO 9 YEARS	6.08%	6.12%
10 TO 14 YEARS	5.95%	5.95%
15 TO 17 YEARS	3.47%	3.47%
18 TO 20 YEARS	3.28%	3.22%
21 TO 24 YEARS	5.02%	4.87%
25 TO 29 YEARS	7.61%	7.40%
30 TO 34 YEARS	8.39%	8.29%
35 TO 39 YEARS	8.12%	8.15%
40 TO 49 YEARS	15.20%	15.63%
50 TO 59 YEARS	10.44%	10.62%
60 TO 64 YEARS	4.08%	4.17%
65 TO 69 YEARS	4.13%	4.13%
70 TO 74 YEARS	3.95%	3.89%
75 + YEARS	7.65%	7.41%
FEMALE MEDIAN AGE	37.20	37.45
FEMALE AVERAGE AGE	38.75	38.73
POPULATION BY HOUSEHOLD TYPE	12159521	16687780
FAMILY HOUSEHOLDS	82.25%	83.65%
NON FAMILY HOUSEHOLDS	15.56%	14.08%
GROUP QUARTERS	2.18%	2.26%
HOUSEHOLDS BY TYPE	4572077	6130781
SINGLE MALE	11.65%	10.58%
SINGLE FEMALE	17.83%	16.36%
MARRIED COUPLE	44.92%	49.59%
OTHER FAMILY - MALE HEAD	4.36%	4.05%
OTHER FAMILY - FEMALE HEAD	16.11%	14.52%
NON FAMILY - MALE HEAD	2.94%	2.82%
NON FAMILY - FEMALE HEAD	2.19%	2.08%
POPULATION BY URBAN VS RURAL	12159251	16688279
URBAN	99.69%	96.01%
RURAL	0.31%	3.99%

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DESCRIPTION	25.0 MILE RADIUS	50.0 MILE RADIUS
FEMALES 16+ WITH CHILDREN 0-17	5206068	7078102
EMPLOYED/CHILD 0-5	3.57%	3.74%
UNEMPLOYED/CHILD 0-5	0.46%	0.41%
NOT IN LABOR FORCE/CHILD 0-5	3.60%	3.68%
EMPLOYED/CHILD 6-17	8.84%	9.46%
UNEMPLOYED/CHILD 6-17	0.71%	0.63%
NOT IN LABOR FORCE/CHILD 6-17	4.36%	4.25%
EMPLOYED/CHILD 0-5&6-17	2.30%	2.39%
UNEMPLOYED/CHILD 0-5&6-17	0.30%	0.26%
NOT IN LABOR FORCE/CHILD 0-5&6-17	2.95%	2.95%
EMPLOYED/NO CHILDREN	36.76%	37.23%
UNEMPLOYED/NO CHILDREN	2.81%	2.53%
NOT IN LABOR FORCE/NO CHILDREN	33.34%	32.48%
HOUSEHOLDS: AGE BY POVERTY STATUS	4567461	6125439
ABOVE POVERTY UNDER AGE 65	66.66%	68.99%
ABOVE POVERTY AGE 65 +	19.15%	19.20%
BELOW POVERTY UNDER AGE 65	10.51%	8.64%
BELOW POVERTY AGE 65 +	3.68%	3.17%
POPULATION 16+ BY EMPLOYMENT STATUS	9704224	13294892
EMPLOYED IN ARMED FORCES	0.11%	0.17%
EMPLOYED CIVILIANS	58.88%	60.54%
UNEMPLOYED CIVILIANS	4.97%	4.44%
NOT IN LABOR FORCE	36.03%	34.85%
POPULATION 16+ BY OCCUPATION	5714011	8049172
EXECUTIVE AND MANAGERIAL	14.33%	15.14%
PROFESSIONAL SPECIALTY	16.39%	16.72%
TECHNICAL SUPPORT	3.33%	3.42%
SALES	11.02%	11.65%
ADMINISTRATIVE SUPPORT	20.21%	19.47%
SERVICE: PRIVATE HOUSEHOLD	0.60%	0.57%
SERVICE: PROTECTIVE	2.45%	2.41%
SERVICE: OTHER	10.76%	9.99%
FARMING FORESTRY & FISHING	0.42%	0.63%
PRECISION PRODUCTION & CRAFT	8.23%	8.64%
MACHINE OPERATOR	5.30%	4.75%
TRANSPORTATION & MATERIAL MOVING	3.71%	3.54%
LABORERS	3.25%	3.08%

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DESCRIPTION	25.0 MILE RADIUS	50.0 MILE RADIUS
FAMILIES BY NUMBER OF WORKERS	3020862	4219449
NO WORKERS	14.54%	12.78%
ONE WORKER	30.09%	28.95%
TWO WORKERS	39.75%	41.50%
THREE + WORKERS	15.62%	16.77%
HISPANIC POPULATION BY TYPE	12159516	16687776
NOT HISPANIC	80.05%	83.88%
MEXICAN	0.71%	0.61%
PUERTO RICAN	9.36%	7.42%
CUBAN	1.14%	0.91%
OTHER HISPANIC	8.74%	7.19%
1996 HISPANIC RACE BASE	2547958	2861567
WHITE	1026763	1217729
BLACK	471562	501933
ASIAN & PACIFIC ISLANDER	38622	42011
OTHER	1011010	1099894
POPULATION BY TRANSPORTATION TO WORK	5592628	7893012
DRIVE ALONE	42.40%	51.34%
CAR POOL	10.10%	10.23%
PUBLIC TRANSPORTATION	36.22%	28.49%
MOTORCYCLE	0.05%	0.06%
WALKED ONLY	8.14%	6.71%
OTHER MEANS	0.82%	0.78%
WORKED AT HOME	2.26%	2.39%
POPULATION BY TRAVEL TIME TO WORK	5592628	7893012
UNDER 10 MINUTES / WORK AT HOME	10.63%	12.01%
10 TO 29 MINUTES	37.81%	39.94%
30 TO 59 MINUTES	34.41%	31.63%
60 TO 89 MINUTES	13.69%	12.66%
90+ MINUTES	3.46%	3.76%
AVERAGE TRAVEL TIME IN MINUTES	31.28	30.26
HOUSEHOLDS BY NUMBER OF VEHICLES	4572292	6130829
NO VEHICLES	40.70%	32.26%
ONE VEHICLE	33.03%	31.92%
TWO VEHICLES	19.03%	24.93%
THREE + VEHICLES	7.24%	10.88%
ESTIMATED TOTAL VEHICLES	4309691	7149218

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DESCRIPTION	25.0 MILE RADIUS	50.0 MILE RADIUS
POPULATION 25+ BY EDUCATION	8160157	11195222
ELEMENTARY (0-8)	12.67%	10.91%
SOME HIGH SCHOOL (9-11)	16.07%	14.56%
HIGH SCHOOL GRADUATE (12)	27.53%	27.95%
SOME COLLEGE (13-15) NO DEGREE	14.54%	15.25%
ASSOCIATE DEGREE ONLY	4.70%	5.17%
BACHELOR DEGREE ONLY	14.39%	15.38%
GRADUATE DEGREE	10.10%	10.77%
POPULATION ENROLLED IN SCHOOL	3047381	4182894
PUBLIC PRE-PRIMARY	3.22%	3.50%
PRIVATE PRE-PRIMARY	2.92%	3.47%
PUBLIC ELEMENTARY & HIGH SCHOOL	50.17%	50.84%
PRIVATE ELEMENTARY & HIGH SCHOOL	12.19%	11.27%
COLLEGE	31.49%	30.91%
HOUSING UNITS BY OCCUPANCY STATUS	4841257	6500281
OCCUPIED	94.44%	94.32%
VACANT	5.56%	5.68%
VACANT UNITS	269180	369499
FOR RENT	48.83%	42.39%
FOR SALE ONLY	16.87%	19.36%
SEASONAL	6.40%	11.57%
OTHER	27.89%	26.67%
OWNER OCCUPIED PROPERTY VALUES	1089541	2082687
UNDER \$25,000	0.55%	0.43%
\$ 25,000 TO \$ 49,999	0.79%	0.78%
\$ 50,000 TO \$ 74,999	1.77%	1.83%
\$ 75,000 TO \$ 99,999	3.87%	4.00%
\$100,000 TO \$149,999	15.14%	16.64%
\$150,000 TO \$199,999	30.73%	29.44%
\$200,000 TO \$299,999	30.37%	28.76%
\$300,000 TO \$399,999	8.97%	9.20%
\$400,000 TO \$499,999	3.41%	3.69%
\$500,000+	4.39%	5.22%
MEDIAN PROPERTY VALUE	\$217,697	\$219,372
TOTAL RENTAL UNITS	2699337	3063733
MEDIAN RENT	\$486	\$503

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DESCRIPTION	25.0 MILE RADIUS	50.0 MILE RADIUS
PERSONS IN UNIT	4572077	6130781
1 PERSON	29.48%	26.94%
2 PERSONS	28.11%	28.69%
3 PERSONS	16.73%	17.27%
4 PERSONS	13.63%	14.79%
5 PERSONS	6.71%	7.11%
6 PERSONS	2.91%	2.92%
7+ PERSONS	2.42%	2.28%
YEAR ROUND UNITS IN STRUCTURE	4841257	6500281
SINGLE UNITS DETACHED	22.54%	33.90%
SINGLE UNITS ATTACHED	5.17%	5.68%
DOUBLE UNITS	13.35%	11.47%
3 TO 9 UNITS	15.33%	13.27%
10 TO 19 UNITS	6.56%	5.99%
20 TO 49 UNITS	13.07%	10.43%
50 + UNITS	22.30%	17.46%
MOBILE HOME OR TRAILER	0.10%	0.27%
ALL OTHER	1.58%	1.52%
SINGLE/MULTIPLE UNIT RATIO	0.39	0.68
HOUSING UNITS BY YEAR BUILT	4572292	6130829
BUILT 1989 TO MARCH 1990	0.60%	0.72%
BUILT 1985 TO 1988	3.09%	4.21%
BUILT 1980 TO 1984	3.28%	3.88%
BUILT 1970 TO 1979	8.76%	10.11%
BUILT 1960 TO 1969	15.82%	16.68%
BUILT 1950 TO 1959	17.40%	18.88%
BUILT 1940 TO 1949	14.30%	13.16%
BUILT 1939 OR EARLIER	36.76%	32.36%

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TIGER SITE MAP
25 AND 50 MILE RADII
BY NATIONAL DECISION SYSTEMS 800-866-6510
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KEARNY, NJ

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15.71 Miles

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Friday April 5, 1996

1996 CONSUMER EXPENDITURE POTENTIAL REPORT
(CENSUS '90, UPDATES & PROJECTIONS)
BY NATIONAL DECISION SYSTEMS 800-866-6510
PREPARED FOR
MIMI DEVELOPMENT

HARRISON AVE AND RT 280
KEARNY, NJ

SITE: 419372
COORD:40:44.75 74:09.65

DESCRIPTION	3.0 MILE RADIUS	5.0 MILE RADIUS	7.0 MILE RADIUS
ESTIMATED EXPENDITURES BY CATEGORY			
TOTAL RETAIL *	\$2,354,154	\$6,158,436	\$11,622,902
FOOD STORE *	\$409,257	\$1,057,659	\$1,980,233
EATING & DRINKING PLACE *	\$243,692	\$629,272	\$1,177,539
DRUG & PROPRIETARY *	\$86,751	\$220,690	\$408,838
GASOLINE SERVICE STATION *	\$149,766	\$389,915	\$733,597
GENERAL MERCHANDISE *	\$307,571	\$786,566	\$1,462,356
APPAREL & ACCESSORY *	\$105,928	\$281,036	\$535,228
FURNITURE, FURNISHINGS & EQUIPMENT	\$125,228	\$340,990	\$660,000
AUTOMOTIVE DEALER *	\$575,600	\$1,510,182	\$2,855,615
HARDWARE, LUMBER & GARDEN *	\$122,197	\$320,096	\$604,652
CENTER SQFT	992,652	1,984,712	5,945,678
RETAIL SATURATION INDEX	2372	3103	1955

(RETAIL SALES POTENTIAL/SQFT)

* IN (000'S)

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DESCRIPTION	3.0 MILE RADIUS	5.0 MILE RADIUS	7.0 MILE RADIUS
POPULATION			
2001 PROJECTION	284382	694923	1236247
1996 ESTIMATE	294110	715859	1270542
1990 CENSUS	307605	740065	1299943
1980 CENSUS	351413	805243	1373339
GROWTH 1980 - 1990	-12.47%	-8.09%	-5.34%
HOUSEHOLDS			
2001 PROJECTION	97336	245611	454145
1996 ESTIMATE	101184	253719	465371
1990 CENSUS	105993	263245	475138
1980 CENSUS	120728	288425	496709
GROWTH 1980 - 1990	-12.20%	-8.73%	-4.34%
1996 ESTIMATED POPULATION BY RACE			
WHITE	41.87%	39.27%	52.13%
BLACK	44.94%	49.74%	35.19%
ASIAN & PACIFIC ISLANDER	2.49%	4.29%	5.52%
OTHER RACES	10.70%	6.69%	7.17%
1996 ESTIMATED POPULATION HISPANIC ORIGIN			
	294110	715859	1270542
	27.41%	18.65%	22.09%
OCCUPIED UNITS			
OWNER OCCUPIED	26.51%	34.36%	39.17%
RENTER OCCUPIED	73.49%	65.64%	60.83%
1990 PERSONS PER HOUSEHOLD	2.81	2.75	2.68
1996 ESTIMATED HOUSEHOLDS BY INCOME			
\$150,000 +	2.19%	2.55%	4.11%
\$100,000 TO \$149,999	5.01%	6.32%	6.83%
\$ 75,000 TO \$ 99,999	6.25%	7.78%	8.60%
\$ 50,000 TO \$ 74,999	14.93%	17.15%	18.02%
\$ 35,000 TO \$ 49,999	15.46%	16.47%	16.07%
\$ 25,000 TO \$ 34,999	13.06%	13.20%	12.78%
\$ 15,000 TO \$ 24,999	15.12%	13.80%	13.07%
\$ 5,000 TO \$ 14,999	19.01%	15.53%	14.37%
UNDER \$5,000	8.96%	7.20%	6.14%
1996 ESTIMATED AVERAGE HH INCOME			
	\$41,646	\$46,609	\$51,448
1996 ESTIMATED MEDIAN HH INCOME			
	\$30,297	\$35,242	\$38,399
1996 ESTIMATED PER CAPITA INCOME			
	\$14,753	\$16,920	\$19,216

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SITE: 419372
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DESCRIPTION	3.0 MILE RADIUS	5.0 MILE RADIUS	7.0 MILE RADIUS
1996 ESTIMATED POPULATION BY SEX	294110	715859	1270542
MALE	48.35%	47.79%	48.12%
FEMALE	51.65%	52.21%	51.88%
MARITAL STATUS	239299	585268	1044113
SINGLE MALE	21.11%	19.90%	19.12%
SINGLE FEMALE	19.40%	19.09%	17.59%
MARRIED	37.57%	39.93%	43.28%
PREVIOUSLY MARRIED MALE	7.02%	6.43%	6.02%
PREVIOUSLY MARRIED FEMALE	14.91%	14.64%	13.99%
HOUSEHOLDS WITH CHILDREN	42136	97951	164772
MARRIED COUPLE FAMILY	48.96%	53.41%	59.36%
OTHER FAMILY - MALE HEAD	6.92%	6.74%	6.30%
OTHER FAMILY - FEMALE HEAD	43.31%	39.07%	33.63%
NON FAMILY	0.82%	0.78%	0.71%
1996 ESTIMATED POPULATION BY AGE	294110	715859	1270542
UNDER 5 YEARS	7.69%	7.48%	7.16%
5 TO 9 YEARS	7.37%	7.05%	6.63%
10 TO 14 YEARS	7.85%	7.27%	6.76%
15 TO 17 YEARS	4.38%	4.00%	3.68%
18 TO 20 YEARS	4.46%	4.32%	3.93%
21 TO 24 YEARS	6.02%	5.70%	5.56%
25 TO 29 YEARS	8.49%	8.33%	8.54%
30 TO 34 YEARS	8.60%	8.74%	8.89%
35 TO 39 YEARS	7.88%	8.34%	8.54%
40 TO 49 YEARS	13.10%	13.93%	14.10%
50 TO 59 YEARS	9.50%	9.53%	9.58%
60 TO 64 YEARS	3.40%	3.48%	3.69%
65 TO 69 YEARS	3.17%	3.39%	3.62%
70 TO 74 YEARS	3.17%	3.32%	3.63%
75 + YEARS	4.93%	5.13%	5.69%
MEDIAN AGE	32.17	33.35	34.35
AVERAGE AGE	34.52	35.29	36.30

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DESCRIPTION	3.0 MILE RADIUS	5.0 MILE RADIUS	7.0 MILE RADIUS
1996 EST. FEMALE POPULATION BY AGE	151900	373735	659129
UNDER 5 YEARS	7.42%	7.06%	6.80%
5 TO 9 YEARS	7.09%	6.67%	6.33%
10 TO 14 YEARS	7.42%	6.77%	6.33%
15 TO 17 YEARS	4.00%	3.69%	3.42%
18 TO 20 YEARS	4.21%	4.11%	3.77%
21 TO 24 YEARS	5.59%	5.37%	5.29%
25 TO 29 YEARS	8.03%	7.96%	8.14%
30 TO 34 YEARS	8.19%	8.44%	8.51%
35 TO 39 YEARS	7.72%	8.17%	8.24%
40 TO 49 YEARS	13.29%	14.14%	14.21%
50 TO 59 YEARS	9.93%	9.87%	9.81%
60 TO 64 YEARS	3.54%	3.67%	3.86%
65 TO 69 YEARS	3.55%	3.73%	3.98%
70 TO 74 YEARS	3.72%	3.80%	4.11%
75 + YEARS	6.31%	6.53%	7.21%
FEMALE MEDIAN AGE	33.81	34.95	35.86
FEMALE AVERAGE AGE	36.13	36.92	37.88
POPULATION BY HOUSEHOLD TYPE	307605	740065	1299943
FAMILY HOUSEHOLDS	83.58%	84.00%	83.48%
NON FAMILY HOUSEHOLDS	13.26%	13.80%	14.55%
GROUP QUARTERS	3.16%	2.20%	1.97%
HOUSEHOLDS BY TYPE	105993	263245	475138
SINGLE MALE	11.81%	11.50%	11.52%
SINGLE FEMALE	16.25%	16.75%	16.62%
MARRIED COUPLE	37.26%	39.70%	43.01%
OTHER FAMILY - MALE HEAD	5.87%	5.58%	5.17%
OTHER FAMILY - FEMALE HEAD	24.52%	21.98%	18.65%
NON FAMILY - MALE HEAD	2.58%	2.64%	3.00%
NON FAMILY - FEMALE HEAD	1.71%	1.85%	2.02%
POPULATION BY URBAN VS RURAL	307715	739632	1299811
URBAN	100.00%	100.00%	100.00%
RURAL	0.00%	0.00%	0.00%

Account Number : 78710

Friday April 5, 1996

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PREPARED FOR
MIMI DEVELOPMENT

HARRISON AVE AND RT 280
KEARNY, NJ

SITE: 419372
COORD:40:44.75 74:09.65

DESCRIPTION	3.0 MILE RADIUS	5.0 MILE RADIUS	7.0 MILE RADIUS
FEMALES 16+ WITH CHILDREN 0-17	123815	308280	546159
EMPLOYED/CHILD 0-5	3.97%	4.30%	4.13%
UNEMPLOYED/CHILD 0-5	0.90%	0.75%	0.64%
NOT IN LABOR FORCE/CHILD 0-5	3.81%	3.24%	3.35%
EMPLOYED/CHILD 6-17	9.68%	9.99%	9.65%
UNEMPLOYED/CHILD 6-17	1.55%	1.21%	1.03%
NOT IN LABOR FORCE/CHILD 6-17	5.77%	4.42%	4.20%
EMPLOYED/CHILD 0-5&6-17	2.46%	2.79%	2.61%
UNEMPLOYED/CHILD 0-5&6-17	0.62%	0.53%	0.45%
NOT IN LABOR FORCE/CHILD 0-5&6-17	3.30%	2.61%	2.53%
EMPLOYED/NO CHILDREN	30.71%	35.29%	36.27%
UNEMPLOYED/NO CHILDREN	3.86%	3.47%	3.26%
NOT IN LABOR FORCE/NO CHILDREN	33.39%	31.41%	31.88%
HOUSEHOLDS: AGE BY POVERTY STATUS	105416	262204	473847
ABOVE POVERTY UNDER AGE 65	61.66%	65.32%	66.19%
ABOVE POVERTY AGE 65 +	15.98%	17.58%	19.13%
BELOW POVERTY UNDER AGE 65	17.01%	12.79%	10.76%
BELOW POVERTY AGE 65 +	5.35%	4.31%	3.92%
POPULATION 16+ BY EMPLOYMENT STATUS	234251	574766	1027478
EMPLOYED IN ARMED FORCES	0.10%	0.09%	0.10%
EMPLOYED CIVILIANS	53.54%	58.14%	59.55%
UNEMPLOYED CIVILIANS	7.84%	6.90%	6.05%
NOT IN LABOR FORCE	38.53%	34.87%	34.29%
POPULATION 16+ BY OCCUPATION	125408	334185	611902
EXECUTIVE AND MANAGERIAL	7.36%	9.41%	11.48%
PROFESSIONAL SPECIALTY	8.47%	11.01%	12.82%
TECHNICAL SUPPORT	2.87%	3.37%	3.33%
SALES	8.09%	8.45%	9.77%
ADMINISTRATIVE SUPPORT	21.16%	22.83%	21.58%
SERVICE: PRIVATE HOUSEHOLD	0.46%	0.39%	0.36%
SERVICE: PROTECTIVE	2.81%	2.88%	2.60%
SERVICE: OTHER	13.19%	11.91%	10.49%
FARMING FORESTRY & FISHING	0.56%	0.56%	0.52%
PRECISION PRODUCTION & CRAFT	10.64%	9.58%	9.12%
MACHINE OPERATOR	11.16%	8.54%	8.05%
TRANSPORTATION & MATERIAL MOVING	5.95%	5.48%	4.89%
LABORERS	7.29%	5.58%	4.99%

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DESCRIPTION	3.0 MILE RADIUS	5.0 MILE RADIUS	7.0 MILE RADIUS
FAMILIES BY NUMBER OF WORKERS	72615	178924	320800
NO WORKERS	17.95%	14.58%	14.08%
ONE WORKER	30.60%	29.78%	29.16%
TWO WORKERS	34.49%	37.85%	39.42%
THREE + WORKERS	16.96%	17.79%	17.34%
HISPANIC POPULATION BY TYPE	307605	740065	1299943
NOT HISPANIC	73.43%	83.00%	80.50%
MEXICAN	0.26%	0.22%	0.29%
PUERTO RICAN	13.85%	8.46%	8.63%
CUBAN	2.01%	1.20%	2.32%
OTHER HISPANIC	10.45%	7.11%	8.27%
1996 HISPANIC RACE BASE	80614	133538	280647
WHITE	41664	68497	162277
BLACK	7294	16239	25296
ASIAN & PACIFIC ISLANDER	566	1700	3518
OTHER	31091	47102	89556
POPULATION BY TRANSPORTATION TO WORK	122240	325904	598257
DRIVE ALONE	49.64%	54.74%	54.43%
CAR POOL	17.87%	16.13%	14.75%
PUBLIC TRANSPORTATION	21.10%	20.42%	21.25%
MOTORCYCLE	0.06%	0.06%	0.05%
WALKED ONLY	8.92%	6.48%	7.05%
OTHER MEANS	1.27%	0.99%	0.99%
WORKED AT HOME	1.14%	1.17%	1.48%
POPULATION BY TRAVEL TIME TO WORK	122240	325904	598257
UNDER 10 MINUTES / WORK AT HOME	10.61%	10.31%	11.71%
10 TO 29 MINUTES	50.70%	49.07%	47.53%
30 TO 59 MINUTES	30.26%	31.38%	31.45%
60 TO 89 MINUTES	6.91%	7.63%	7.88%
90+ MINUTES	1.52%	1.61%	1.42%
AVERAGE TRAVEL TIME IN MINUTES	25.16	26.08	25.91
HOUSEHOLDS BY NUMBER OF VEHICLES	106100	263140	475055
NO VEHICLES	39.52%	31.67%	29.11%
ONE VEHICLE	38.03%	40.19%	40.37%
TWO VEHICLES	17.16%	21.21%	22.80%
THREE + VEHICLES	5.28%	6.93%	7.71%
ESTIMATED TOTAL VEHICLES	94715	275709	525687

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DESCRIPTION	3.0 MILE RADIUS	5.0 MILE RADIUS	7.0 MILE RADIUS
POPULATION 25+ BY EDUCATION	188366	469343	851863
ELEMENTARY (0-8)	21.43%	15.26%	14.48%
SOME HIGH SCHOOL (9-11)	24.55%	21.73%	19.27%
HIGH SCHOOL GRADUATE (12)	29.27%	30.63%	29.52%
SOME COLLEGE (13-15) NO DEGREE	11.65%	13.76%	13.42%
ASSOCIATE DEGREE ONLY	3.13%	3.84%	3.85%
BACHELOR DEGREE ONLY	6.63%	9.93%	12.65%
GRADUATE DEGREE	3.35%	4.86%	6.80%
POPULATION ENROLLED IN SCHOOL	82089	191381	320128
PUBLIC PRE-PRIMARY	3.61%	3.54%	3.55%
PRIVATE PRE-PRIMARY	1.94%	2.28%	2.55%
PUBLIC ELEMENTARY & HIGH SCHOOL	61.83%	55.84%	53.77%
PRIVATE ELEMENTARY & HIGH SCHOOL	10.00%	11.53%	12.19%
COLLEGE	22.62%	26.81%	27.93%
HOUSING UNITS BY OCCUPANCY STATUS	117052	286371	514211
OCCUPIED	90.55%	91.92%	92.40%
VACANT	9.45%	8.08%	7.60%
VACANT UNITS	11059	23126	39073
FOR RENT	56.62%	57.73%	55.45%
FOR SALE ONLY	6.37%	9.41%	12.72%
SEASONAL	0.48%	0.57%	0.96%
OTHER	36.53%	32.29%	30.87%
OWNER OCCUPIED PROPERTY VALUES	11714	47028	104829
UNDER \$25,000	2.17%	1.17%	0.77%
\$ 25,000 TO \$ 49,999	4.34%	2.57%	1.68%
\$ 50,000 TO \$ 74,999	8.72%	6.12%	3.98%
\$ 75,000 TO \$ 99,999	13.19%	11.52%	7.81%
\$100,000 TO \$149,999	28.92%	29.79%	22.17%
\$150,000 TO \$199,999	29.49%	33.20%	34.73%
\$200,000 TO \$299,999	11.83%	13.05%	22.09%
\$300,000 TO \$399,999	0.98%	1.73%	4.26%
\$400,000 TO \$499,999	0.20%	0.45%	1.29%
\$500,000+	0.16%	0.40%	1.22%
MEDIAN PROPERTY VALUE	\$136,195	\$148,198	\$174,963
TOTAL RENTAL UNITS	76610	169890	283661
MEDIAN RENT	\$398	\$439	\$461

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DESCRIPTION	3.0 MILE RADIUS	5.0 MILE RADIUS	7.0 MILE RADIUS
PERSONS IN UNIT	105993	263245	475138
1 PERSON	28.06%	28.25%	28.14%
2 PERSONS	23.33%	25.08%	26.83%
3 PERSONS	17.96%	17.72%	17.58%
4 PERSONS	14.97%	14.32%	14.25%
5 PERSONS	8.07%	7.62%	7.25%
6 PERSONS	3.90%	3.62%	3.21%
7+ PERSONS	3.71%	3.39%	2.75%
YEAR ROUND UNITS IN STRUCTURE	117052	286371	514211
SINGLE UNITS DETACHED	11.82%	18.25%	22.02%
SINGLE UNITS ATTACHED	3.62%	3.33%	3.57%
DOUBLE UNITS	19.69%	21.36%	21.14%
3 TO 9 UNITS	33.02%	26.55%	25.46%
10 TO 19 UNITS	8.16%	7.58%	7.66%
20 TO 49 UNITS	8.23%	9.62%	8.58%
50 + UNITS	13.50%	11.57%	9.89%
MOBILE HOME OR TRAILER	0.02%	0.03%	0.06%
ALL OTHER	1.94%	1.72%	1.62%
SINGLE/MULTIPLE UNIT RATIO	0.19	0.28	0.35
HOUSING UNITS BY YEAR BUILT	106100	263140	475055
BUILT 1989 TO MARCH 1990	0.83%	0.59%	0.62%
BUILT 1985 TO 1988	2.68%	2.33%	2.72%
BUILT 1980 TO 1984	5.57%	3.73%	3.14%
BUILT 1970 TO 1979	11.94%	9.03%	8.34%
BUILT 1960 TO 1969	13.90%	13.80%	13.01%
BUILT 1950 TO 1959	11.35%	15.63%	14.45%
BUILT 1940 TO 1949	14.54%	15.89%	14.91%
BUILT 1939 OR EARLIER	39.19%	39.01%	42.78%

Account Number : 78710

Friday April 5, 1996

**TIGER SITE MAP
3, 5 AND 7 MILE RADII
BY NATIONAL DECISION SYSTEMS 800-866-6510
PREPARED FOR
MIMI DEVELOPMENT**

**HARRISON AVE AND RT 280
KEARNY, NJ**

**SITE : 419372
COORD : 40:44.75 74:09.65**



2.20 Miles

HUDSON MEADOWS PREMIER OFFICE



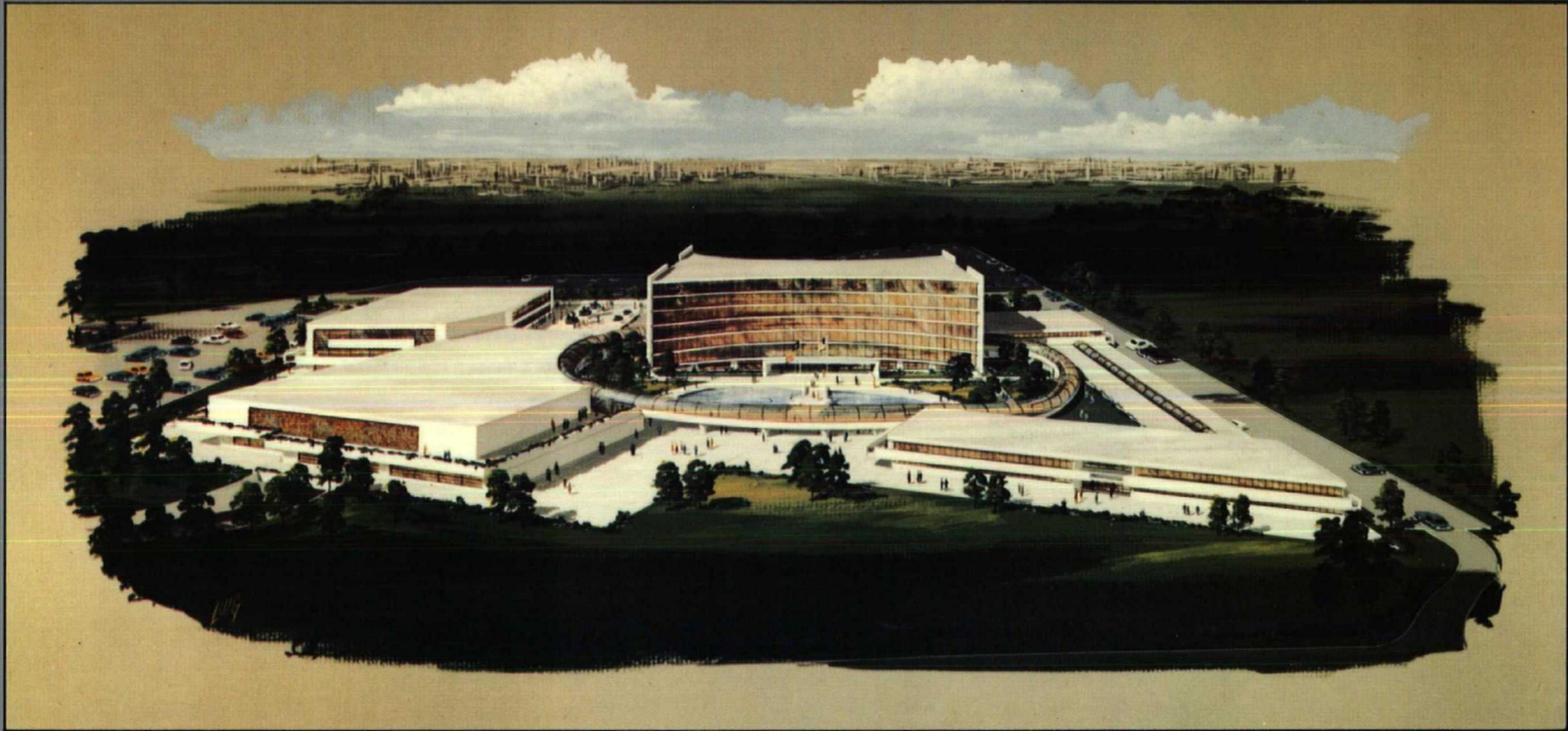
The 5 million square foot Hudson Meadows Mixed Use Community will include an ultra modern office building. The design of this premier facility calls for two 150,000 square foot structures joined by a common atrium, providing unique flexibility in the division of space. All of Hudson Meadows prestigious structures will contain energy efficient cooling and heating systems, on site security systems, and beautiful interior/exterior landscaping to create the ultimate environmental control system.

Hudson Meadows Urban Renewal Development Corporation will also build commercial, high tech, warehouse/distribution, and retail space from 10,000 square feet to 400,000 square feet, to suit the specific needs of tenants.

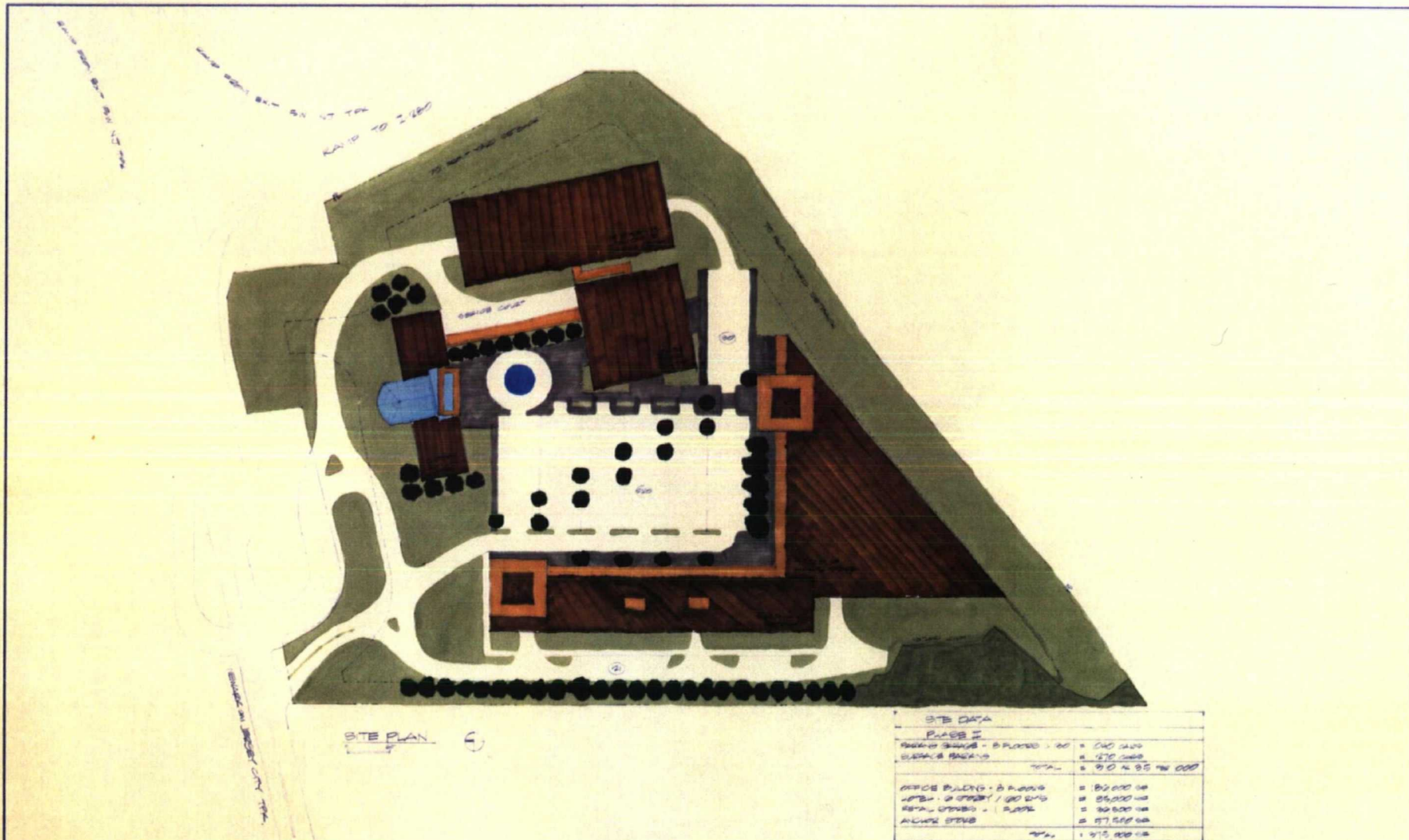
This site is ideal for corporate headquarters and provides a variety of benefits conducive to business activities including:

- Northern New Jersey's Diversified labor market
- A convenient location just minutes from Manhattan and major New Jersey roadways and airports
- Mass transportation via Amtrak, Path and commuter bus service
- Ample on-site parking
- Favorable tax climate
- Land available for expansion for companies' growing needs
- Finest scientific research development atmosphere in the U.S.

HUDSON MEADOWS Urban Renewal Development Corporation



LUXURY HOTEL/CONFERENCE CENTER



SITE PLAN

SITE DATA	
PHASE I	
RESEARCH BUILDING - 8 FLOORS - 80	= 120,000 SQ
CLUBHOUSE & READING	= 175,000 SQ
TOTAL	= 295,000 SQ
OFFICE BUILDING - 5 FLOORS	= 180,000 SQ
RETAIL - 2 FLOORS / 100,000 SQ	= 25,000 SQ
RETAIL - 1 FLOOR	= 10,000 SQ
ALUMNI STONE	= 17,500 SQ
TOTAL	= 232,500 SQ

NO.	DATE	DESCRIPTION	BY

THE GRAD PARTNERSHIP
 Architecture Planning Interiors
 100 Hudson Street, New York, New Jersey 07102 • Telephone (212) 421-1700

HOWARD GRAD, PE, FASCE 01-5694
 HARRY B. MAHLER, FAIA C-3815
 HOWARD N. HORE, FAIA C-4117
 LOWELL BRODY, AIA C-4099
 JOHN D. DORAN, AIA C-3397
 KENNETH B. PEARCE, AIA C-3879
 DENNIS A. POSEN, AIA DB087

BTE DEVELOPMENT CONCEPT
 - LONDON VIBRATIONS VIBRO JEE
 DEVELOPMENT - PHASE I - NEWARK, NJ
 V.V. DEVELOPMENT CORP

DATE: 8-27-80	DRAWN BY: JLV
SCALE: 1"=50'	CHECKED BY: JLV
DATE: 8-27-80	DATE: 8-27-80

BL-2



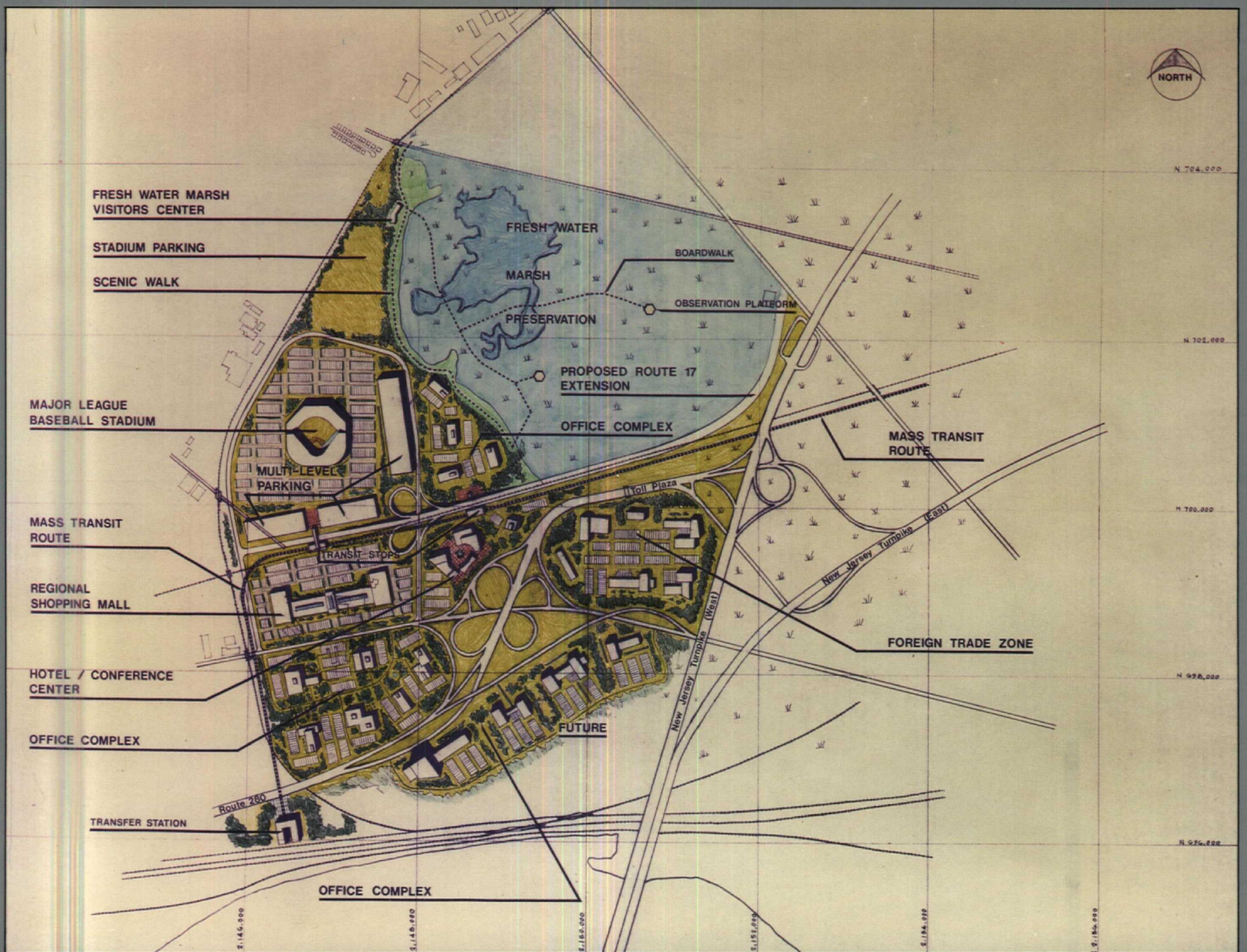
HUDSON MEADOWS

Urban Renewal Development Corporation

- | | | |
|---|-----------------|---------------------------|
| 1 First Fidelity Bank of New Jersey, N.A. | 7 Rolls Royce | 14 Blue Cross/Blue Shield |
| 2 ITT | 8 Peugeot | 15 Givaudan |
| 3 Mutual Benefit Life | 9 Panasonic | 16 Sheraton Hotel |
| 4 Hoffman-La Roche | 10 Agfa-Gevaert | 17 Sealand Trucking |
| 5 Meadowlands Hilton | 11 Zenith | 18 Embassy Suites Hotel |
| 6 Prudential Insurance | 12 Burroughs | 19 IBM |
| | 13 ADP | 20 New Jersey Bell |

ONE OF THE MEADOWLANDS LAST GREAT REAL ESTATE PARCELS...

“A 21ST CENTURY IDEA, TODAY”



Strategically located in the heart of the New Jersey Meadowlands, Hudson Meadows is a dynamic new mixed use planned community set on a six hundred acre tract of land in Kearny, New Jersey. Proximity to transportation is a paramount concern in conducting business, and therefore a critical element in the selection of a corporate address. Hudson meadows is ideally positioned for business success offering easy accessibility to and from the entire Northeast Metropolitan Region via a network of super highways, mass transit and air service. This prime site, located at the intersection of the New Jersey Turnpike (exit 15W) and Interstate 280, will provide its tenants with the convenience of being just minutes from Manhattan, Newark International Airport and most major New Jersey Roadways. Yet, unlike the more developed sections of the Meadowlands, Hudson Meadows is situated southeast of the Sports Complex, away from heavy traffic congestion. Hudson Meadows is served by Amtrak, Path, commuter bus service, and freight lines.

While preserving the beauty of the natural fresh water marsh, Hudson Meadows will boast over 5 million square feet creating a spacious environment which incorporates commercial office space with a major regional shopping mall, hotel/conference center and recreational facilities. This imaginative and versatile master plan will provide the ideal environment for growth and productivity.

One of the last remaining undeveloped properties in the prestigious Meadowlands, this site enjoys all the advantages of its Metropolitan location. It's proximity to Manhattan, Newark International Airport and the New Jersey Sports Complex coupled with a favorable tax climate, has turned this Northern New Jersey area into a leading business, cultural and financial center of the world. The Meadowlands has already attracted many of the nation's largest corporations and Fortune 500 companies. Being a vital commercial and residential region, the Meadowlands draws from an unmatched skilled and professional labor pool.

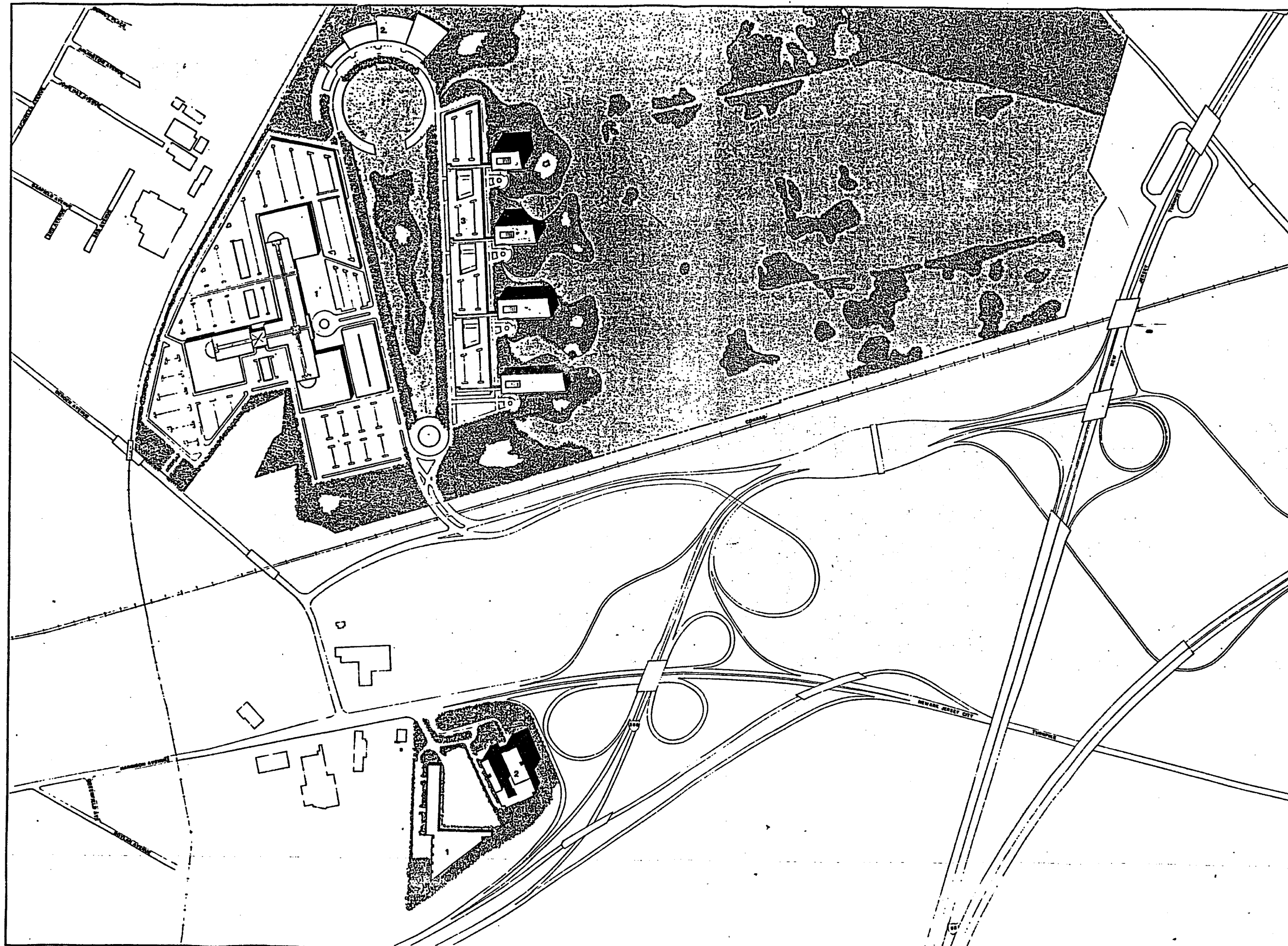
The proposed innovative and versatile master plan will provide the ultimate corporate or retail environment.

Project Description

- 50,000 Seat Major League Baseball Stadium*
- 3.3 million square feet of office Space
- Luxury Hotel/Conference Center
- Regional Shopping Center
- Foreign Trade Zone/Warehouse Distribution Center

*Pending approval of New Jersey Sports and Exposition Authority

A MASTER PLAN ...



PHASE 1 RETAIL

RETAIL	1,200,000 SF
PARKING	6,000 CARS

PHASE 2 CULTURAL CENTER

CULTURAL CENTER	100,000 SF
PARKING	200 CARS

PHASE 3 OFFICE BUILDINGS

OFFICES	500,000 SF
PARKING	2,475 CARS

STAGE 2

PHASE 1 RETAIL

RETAIL	60,000 SF
--------	-----------

PHASE 2 OFFICE SPACE, HOTEL

PHASE 2 HOTEL	80,000 SF
OFFICE SPACE	100,000 SF

STAGE 1

LEGEND



KEY MAP

GRAD

GRAD ENGINEERING & ARCHITECTURE

GRAD ENGINEERING & ARCHITECTURE

GRAD ENGINEERING & ARCHITECTURE

PROPOSED MIXED USE DEVELOPMENT
SEAHAM, NEW JERSEY
FOR SEAHAM MEADOWS DEVELOPMENT CORP.

SITE PLAN

A-1